



AVAILABLE FOR PURCHASE – OWNER USER OPPORTUNITY



**OSBORNE
GROUP**

Robb Osborne
Executive Vice President
DRE #01398696
(916) 770-9151
rosborne@gallire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallire.com

Vintage Oaks Office Park
970 Reserve Dr, Suite 200, Roseville, CA

ROBB OSBORNE
Executive Vice President
CA DRE #01398696
rosborne@gallrellire.com

BRANDON SESSIONS
Senior Vice President
CA DRE #01914432
bsessions@gallrellire.com

KANNON KUHN
Associate
CA DRE #02079314
kkuhn@gallrellire.com

FOR MORE INFORMATION
CONTACT US AT:

(916) 784-2700

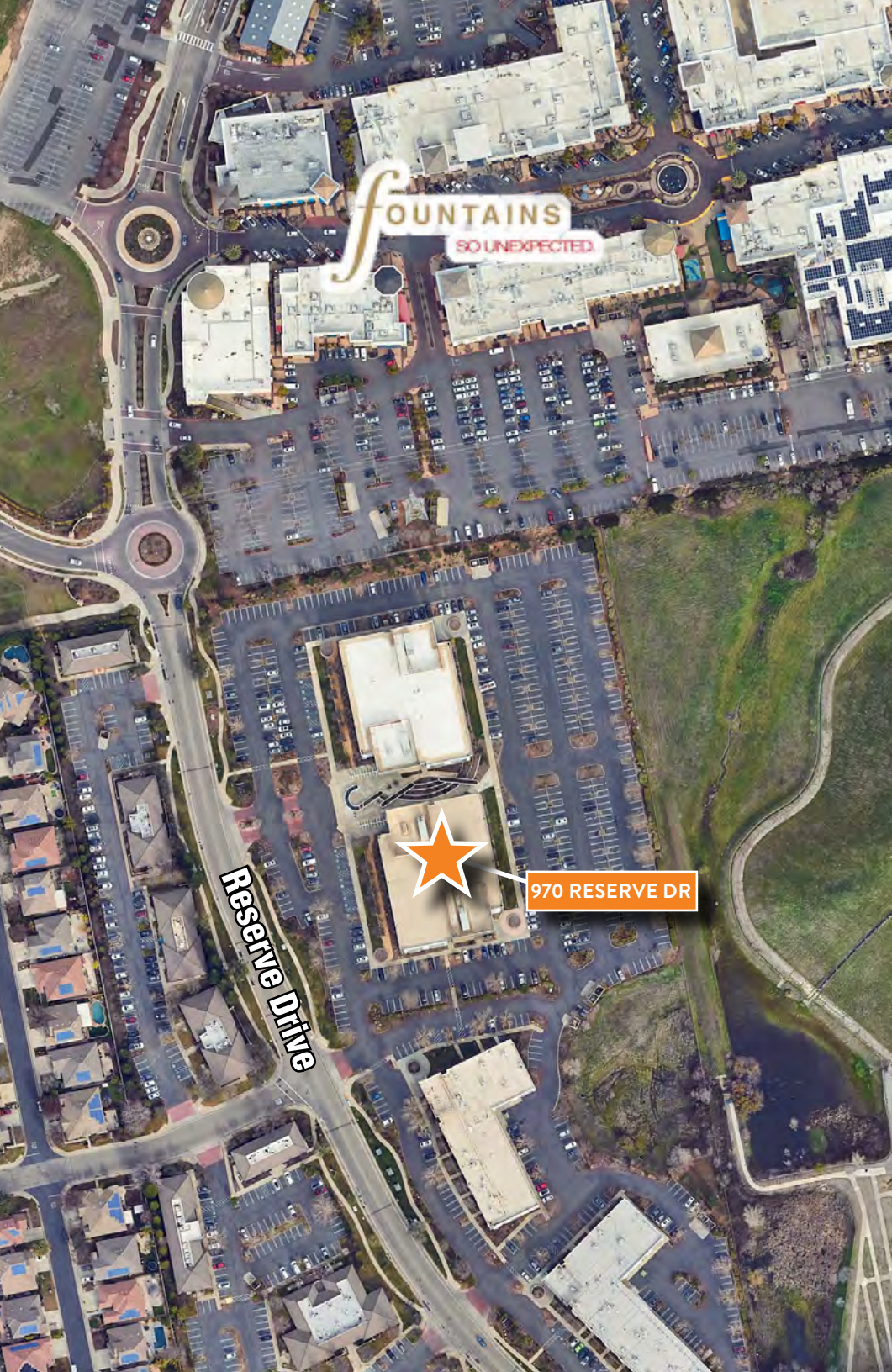
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PROPERTY HIGHLIGHTS

High-end office condominium available for purchase within the Vintage Oaks Office Park.

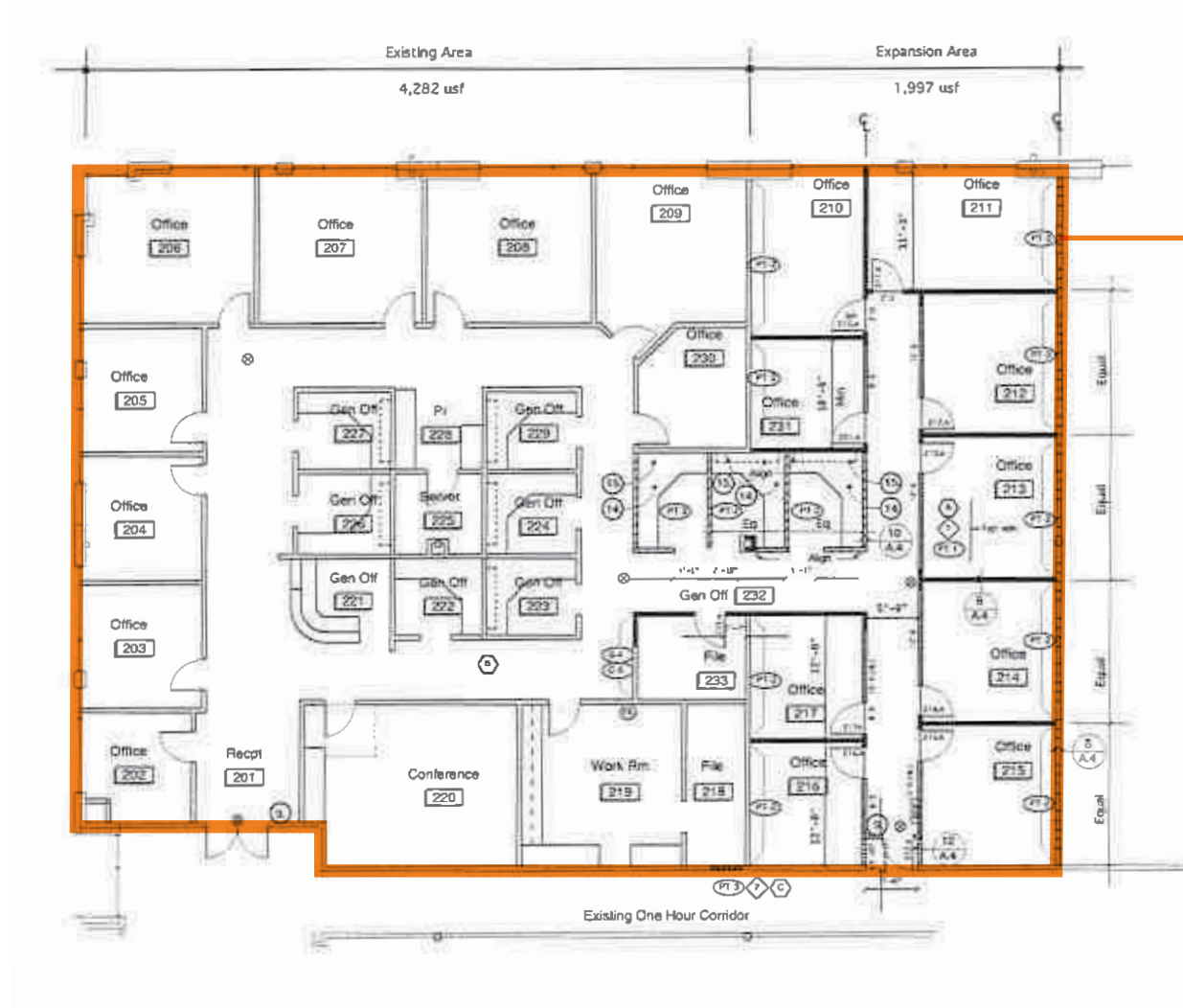
The project is ideally located within the center of Roseville, CA with several amenities in walking distance! The buildout includes multiple private offices and large open work space.

Class "A" office building in the heart of Roseville in walking distance to a multitude of restaurants and shops. Modern architecture with stone and glass veneer, water feature and multiple benches for community sitting area. Located adjacent to the Fountains Lifestyle Center and walking distance from the Westfield Galleria and Creekside Shopping Center.

- Available for Owner-User Purchase
- Fully improved \pm 7,528 SF condo
- High-end finishes throughout the Project, extensive window lines around the perimeter of the building
- Easily accessible from Roseville and Rocklin submarkets
- Walking distance to the Fountains Shopping Center, home to many higher-end chain retailers & eateries, a Whole Foods Market & salons
- Excellent location in an affluent submarket
- Large parking field with attractive landscaping, sitting areas, and elegant water feature
- Prime Roseville Location - Rarely on the Market
- Monthly Associated Expense: \$3,198

PURCHASE PRICE:
\$2,400,000

FLOOR PLAN



→ SUITE 200



ROSEVILLE AERIAL



CITY OF ROSEVILLE

970 Reserve Drive is located near the epicenter of the Roseville retail submarket near the intersection of Roseville Parkway and Reserve Drive. The location is within one mile of the Stanford Ranch Road and Pleasant Grove exits off Highway 65 and not far from the Highway 80 interchange.

This submarket boasts strong numbers of stability and future growth. Within a five-mile radius, the population base is over 254,000 people with a five-year projection of over 280,000. The median household income is approximately \$99,900 and over 46,000 of total households are making above \$100,000 per year. Residents within a five-mile radius spend approximately \$1B in Food & Alcohol, and close to \$600 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

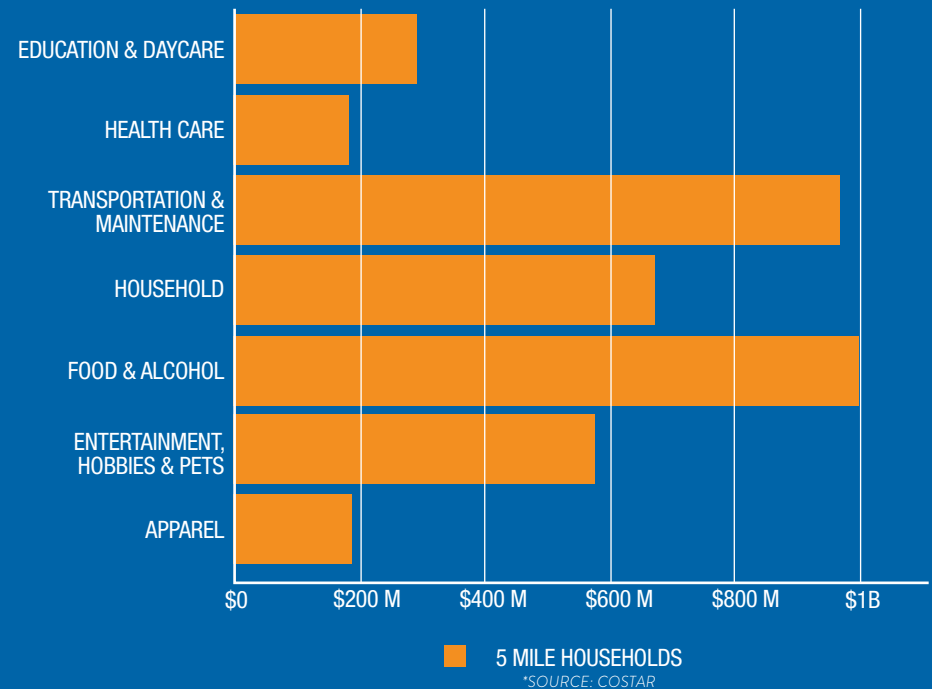


ROSEVILLE DEMOGRAPHICS

Total Population	154,392
2024-2029 % Population Change	+8.03%
Median Age	37.8 years old
Median Household Income	\$111,466
Average Home Value	\$649,000
Number of Jobs	90,200
Number of Businesses	6,660
Housing Units	58,400

RETAIL SPENDING

CURRENCY: USD (\$)



CITY OF ROSEVILLE

Westfield Galleria at Roseville is Sacramento's premier shopping destination, combining world-class luxury retailers, stylish first-to-market shops and restaurants all within one elegant setting. Two-story, 1.3 million square feet of indoor space, with over 240 shops on property are Nordstrom, Sacramento's first Tiffany & Co., Gucci, Burberry, Louis Vuitton, Saint Laurent, Jo Malone, Tommy Bahama, Lululemon, Kate Spade, Zara and H&M. There are also flagship stores for Crate & Barrel, Pottery Barn, and Restoration Hardware. Fine dining at such restaurants as Il Fornaio, Land Ocean, Ruth's Chris Steakhouse, and The Cheesecake Factory. A 14-screen Cinemark Theater, and Round 1 Entertainment Center.



Across the street, shoppers can venture to The Fountains at Roseville lifestyle center. The Fountains offers several trending stores along with cornerstone shopping brands, Anthropologie, California Closets, DSW, Sephora, J. Crew, Sur La Table, Whole Foods, West Elm and more!

The center houses various patio dining options, year-round Farmers' Market, Summer Concert Series, playgrounds, splash pads and the spectacular dancing fountains! Shop, Dine, and Play at Fountains at Roseville.



Coming soon to the retail mecca, is the Roseville Junction development – an ultimate entertainment and hospitality destination.

Anchor tenant Electric Pickle will include a complex with nine pickleball courts, indoor-outdoor bar and restaurant and a lawn for gatherings and live music. In addition, the development is set to house two Hyatt hotels, Fieldwork Brewery and beer garden.

The project aligns with Roseville's desire for growth, according to City of Roseville Economic Development Director Melissa Anguiano. "Roseville continues to grow into a regional destination that's attracting businesses and visitors," she said.



RETAIL AERIAL



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